

# 959 FIELDSTONE ROAD GROVETOWN, GA

8.4 Acres  
1 Acre Pond  
3,228 square feet

## MAIN HOUSE

- ⇒ 3 bed, 3 bath, family room, living room, dining room, kitchen/eat-in area, laundry room
- ⇒ Wet bar in family room
- ⇒ New roof and attic insulation
- ⇒ HVAC—3 ton, purchased in 2022
- ⇒ Attic storage
- ⇒ New hard wood floor throughout living area, tile in bathrooms and laundry room and brand new carpet in all bedrooms
- ⇒ Updated bathrooms
- ⇒ Wood burning fireplace
- ⇒ Large kitchen pantry with sliding drawers
- ⇒ Newly installed granite countertops
- ⇒ New windows and fresh paint

## IN-LAW SUITE

- ⇒ Large open space serving as living room, kitchen, and even an office
- ⇒ Kitchen area includes lots of storage space, a double sink, spot for fridge & is wired to add stove if desired
- ⇒ Handicap accessible doorways and bathroom
- ⇒ Large bedroom with sitting area
- ⇒ Two walk-in closets
- ⇒ Separate entrance from deck
- ⇒ HVAC—2 ton, purchased 2021

## BONUSES

- ⇒ Bonus room located between main house and in-law suite for use by either side
- ⇒ 1 acre stocked pond (bream, bass, catfish, sterile grass carp)
- ⇒ New asphalt driveway
- ⇒ Large open deck that includes a wheelchair ramp and front porch with beautiful view of pond (both with outlets for power)
- ⇒ Outdoor stainless steel sink beside deck - perfect for entertaining
- ⇒ New carport with automatic lighting and outlets (5 small vehicles or 4 if a mix of large and small)
- ⇒ Small work bench in garage
- ⇒ Built-in pressure washer
- ⇒ Large workshop with lean-to carport and built-in air compressor
- ⇒ Single carport, wired for electricity and water for boat parking
- ⇒ Large pole barn with four spaces for vehicles/boats/RV (power and water hooks ups in place)
- ⇒ Ring camera + camera mounted above garage
- ⇒ Invisible fence covering almost entire 8.4 acres
- ⇒ Locking storage/utility room in garage
- ⇒ Building that can be cleaned up and used as a playhouse or for storage
- ⇒ Wired smoke detectors throughout home
- ⇒ Equipped with two 30 amp breaker interlock for portable generator

## **ADDITIONS/UPGRADES/REPAIRS SINCE 2004 PURCHASE** (including 2025 post-Hurricane Helene repairs)

### **New (post-Hurricane Helene repairs):**

- ⇒ 3/4" hardwood in main living area; engineered wood flooring in in-law suite and flex room; new carpet in all bedrooms; new tile in laundry room (2025)
- ⇒ Lighting in garage, laundry room, kitchen, dining room, and family room (2025)
- ⇒ Granite countertops and new sinks in kitchen, wet bar and laundry room vanity
- ⇒ Stainless steel stove, dishwasher, range hood, and refrigerator
- ⇒ New gutters (2025)
- ⇒ Roof and insulation in attic (2025)
- ⇒ Bathtubs and vanity tops in master and hall bathrooms, new toilet in master bath (2025)
- ⇒ New hardware, fixtures and mirror in master bathroom (2025)
- ⇒ Garage door (2017) and opener (2025)
- ⇒ Paint throughout, including exterior doors (2025)
- ⇒ New windows in main portion of house (2025)
- ⇒ Shutters (2025)
- ⇒ Garage interior - new drywall, windows, and lighting (2025)
- ⇒ Pole barn– 3 stalls, equipped with power & water (2025)
- ⇒ 600 sf workshop with attached carport (2025)
- ⇒ 4-5 car carport with automatic lights, power outlets, and flood lights (2019, 2025)
- ⇒ Single carport, equipped with power and water for boat parking (2025)
- ⇒ Ceilings throughout, by removing popcorn texture (2025)
- ⇒ Relocated one set of cabinets in kitchen to open space to family room (2025)

### **Additions & Upgrades Completed Since 2004:**

- ⇒ Shower in laundry room bathroom (2022)
- ⇒ Upgraded vanity in laundry room and added mirror/cabinet
- ⇒ Replaced pond drainage with siphoning system and stocked with fish (*breem, bass, catfish, & sterile carp*) (2016)
- ⇒ Replaced HVAC systems (2 years and 3 years old), serviced every six months
- ⇒ New water heaters (2019; 2022)
- ⇒ Replaced septic leach field (2009)
- ⇒ Emptied septic tank (2023)
- ⇒ Re-insulated duct work (2008) and had portion of duct work replaced (2024)
- ⇒ All lighting fixtures, cabinet hardware, and fixtures throughout (2008)
- ⇒ Reinforced home's foundation in multiple areas and added moisture barrier
- ⇒ Cleared heavy vegetation on property to easily delineate property line
- ⇒ Added lamp post at end of driveway with 110 electrical outlet
- ⇒ Added outlets to wood fence at property line & front porch
- ⇒ Plantation blinds in Master Suite and bonus room
- ⇒ Annual termite treatment/inspections since home's purchase
- ⇒ Enclosed screened porch to create bonus/flex room (2007)
- ⇒ Added 1,100 sq foot In-law suite, fully wheelchair accessible, with private entrance (2011)
- ⇒ Added large deck (with multiple power outlets and wheelchair ramp)
- ⇒ Upgraded to French doors that open to deck for separate entry to both sides of home (2011)
- ⇒ Added built-in air compressor in shop (2020) and built-in pressure washer at house (2024)
- ⇒ New asphalt driveway (2019)
- ⇒ Invisible Fence® surrounding almost entire 8.4 acres; includes 2 devices
- ⇒ Equipped home with two 30 amp breaker interlock for portable generator
- ⇒ Added outside stainless steel sink next to deck (2023)
- ⇒ Fenced area with planters to hide utility boxes (2024)